

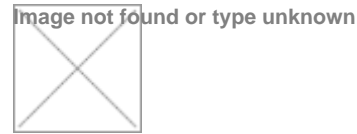
**Behroyan & Associates Real Estate  
Services Ltd.**

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**1495 Clyde Avenue  
West Vancouver, BC  
V7T 1E9**

**7038 Churchill Street, Vancouver, BC, V6P 5B6, Canada**

**MLS®# R2419714**



<b>Property Value</b>	\$9,288,000
<b>Type</b>	House
<b>Style</b>	3 Storey
<b>Basement</b>	Fully Finished, Separate Entry
<b>Parking</b>	5 Cars Covered, Double Garage
<b>Year Built</b>	2014
<b>Taxes</b>	\$38,509.81(2019)
<b>Living Area</b>	7,266 sq.ft.
<b>Lot Depth</b>	173.50 ft
<b>Lot Size Area</b>	12,492 sq.ft.
<b>Bedrooms</b>	8
<b>Bathrooms</b>	7 full

## Description

A beautiful single family home built by DCM Projects Ltd., a boutique builder and developer of high-end custom homes, semi-detached duplexes and modern multi-family residences in Metro Vancouver. This luxurious home features 8 bedrooms and 7 bathrooms with 7,266 sq ft of living space on a 12,492 sq ft lot, a private backyard with a well-manicured lawn and a metal roof. Additionally, this home features a one of a kind 5 car garage with large windows and back lane access, a state of the art surveillance system, Nest control, fully equipped smart home technologies, air conditioning, HRV, a backup generator and radiant heating throughout.

The spacious main floor boasts soaring ceilings, ceramic tiles throughout, an office, a living room complete with a stunning double-sided gas fireplace, and a dining room finished with a dazzling Swarovski chandelier. A gourmet kitchen that every chef dreams of; it supplies top of the line appliances such as Wolf 6 burner gas range, moving hood fan, Sub-Zero refrigerator, and a glass panelled refrigerator, freezer, Meile double convection and steam oven, 2 wall ovens, a large pantry that is roughed in for a wok kitchen and an immense island with a breakfast bar perfect for those early mornings. Enjoy family time in a large family room with an eye level gas fireplace with limestone stonework. Take pleasure in an indoor and outdoor type living with the second dining area featuring eclipse doors to an entertainment sized covered deck fully equipped with an outdoor kitchen and TV.

On the upper level you will find the master bedroom with mountain views, finished with custom cabinetry, his and hers walk-in closets and a beautiful ensuite including Versace inspired flooring, Juliet sinks and two separate showers. Also on this level, you will find an additional master bedroom with an ensuite, a large bedroom with a walk-in closet and ensuite and another bedroom with a walk-in closet and roughed in for an ensuite. Additionally, enjoy high-end stain resistant carpets throughout this floor, laundry shoot and a large deck.

Lastly, the lower floor that is every sport enthusiast's dream. A recreation room featuring a wet bar, climate controlled wine cellar and 5 TV's, a home gym, a large bathroom with a Jacuzzi, a massive steam shower with a sitting area and sauna, and a built in vacuum. Also, a room roughed in to be a media room or can be used as a bedroom, a full 2-bedroom suite with a full kitchen, separate laundry and entrance and the option to make it a 3-bedroom suite. Finally, have the choice to have an additional one-bedroom suite (roughed in kitchen) or a nanny suite with own entrance.

South Granville is in the heart of Vancouver, close to shops, restaurants and art galleries; if you're looking to live in a neighbourhood with plenty activities to do, South Granville is a perfect choice. It is home to more than 25 art galleries, including Douglas Reynolds Gallery, Bau-XI Gallery and Marion Scott Gallery. Residents enjoy the abundance of green space, parks in the area include Shannon Park, Montgomery Park and Oak Park, all offering plenty of open space. Elementary schools in the area include Maple Grove Elementary, McKechnie Elementary and Olser Elementary. Secondary schools include Eric Hamber Secondary and Sir Winston Churchill Secondary.



